



Deval L. Patrick  
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# *The Commonwealth of Massachusetts*

## *Department of Public Safety*

*Architectural Access Board*  
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Commissioner

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Director

### **Board Meeting Minutes – April 28, 2014**

### **21<sup>st</sup> Floor – Conference Room 1**

#### **Present Board Members:**

- Walter White, Executive Office of Public Safety Designee, Chair (WW)
- Myra Berloff, Massachusetts Office on Disability Director (MB)
- Carol Steinberg, Member (CS)
- Diane McLeod, Vice Chair (DM)
- Andrew Bedar, Member (AB)

and

- Kate Sutton, Program Coordinator/Clerk for Proceedings (KS)
- Thomas Hopkins, Director (TH)

#### **Members Not Present:**

- Raymond Glazier, Executive Office on Elder Affairs Designee (RG)

- Meeting began at 9:15 a.m.

#### **1) Discussion: Roll Call**

- WW - Call to order, all but Raymond Glazier
- and Deirdre Hosler, Deputy General Counsel (DH)

#### **2) Discussion: Video and Audio Recording**

- DH - both can be done within reason, must not be disruptive and cannot move around the room

- WW - can Board Members be excused from being recorded; but then there is the potential that we could lose the quorum
- DM - the only time it does happen is when a person wants to upset a Board with an unexpected recording
- MB - intended as a method of intimidation; but nothing was changed, business was conducted as usual
- DH - unless it is unreasonable and disruptive, at which point they can be told to stop; but even if someone is doing it just to upset the Board, have to allow the recording either audio and/or visual, as long as they are not disruptive
- CS - can you ask why people are recording?  
DH - you can, but would recommend not doing it  
- if someone asks, you can just say “yes” and outline the facts that if it is disruptive than they can be asked to stop
- CS - what about the other Petitioners?  
DH - can record anyone present since it is an open meeting
- MB - WW just wanted to protect the Board Members by questioning the issue of recording, nothing changed in the meeting
- WW - he was confrontational; and I didn’t want to upset the Board Members  
- felt that the recording individual was threatening
- DH - it is your call as Chair to run the meeting, and if you feel that a party is a threat, have the right to ask people to leave the meeting
- MB - was scared of the conflict
- CS - also felt threatened, but understand that people are allowed to record
- WW - very few people attend the meetings unless they are scheduled
- DH - need to talk about just the matter of videotaping  
- always ere on the side of being open
- WW - didn’t say “no”, but just had a lot going thru my head and needed a minute to sort us out
- CS - question about taking things under advisement?
- DH - can always take things under advisement
- CS - has to be decided publicly?
- DH - this matter can be discussed at next meeting for the Open Meeting Law training

In Summary:

DH advised the board on requirement under the Open Meeting Law (OML) to allow both audio and video recording upon request, subject to reasonable conditions by the Chair. There were concerns from the board members about privacy and harassment by members of the public who will request to video in an effort to intimidate the board. The board specifically referenced the incident from the previous meeting, on April 7, 2014, where the person videotaping the meeting was very confrontational with the Chair. DH advised that recordings must be allowed even if the motive is to intimidate, however, the Chair retains control of the meetings and has the authority to order someone to stop videotaping if they are being disruptive or otherwise not following the conditions set by the Chair for recording. DH emphasized that the board should always err on the side of being open, and members do not have a right not to be recorded. DH will address the question of whether all board decisions must be made at an open meeting during upcoming OML training.

**Raymond Glazier, Executive Office on Elder Affairs Designee (RG) – Now Present**

**3) Discussion: Commercial Building, 42 Merrimac Street, Newburyport (V13-276)**

- TH - submitted a Motion for Reconsideration by Petitioner (dated April 1, 2014), Robert Finneran  
- submitted within a timely manner, and must prove that the submittal is something that was not readily available at the time of the hearing  
- also additional submittal from Finneran submitted on April 24, 2014 via e-mail and fax
- CS - when was the zoning matter noted in his submittal approved by the Town of Newburyport?  
DH - appears to have been signed on April 16, 2014
- DH - want to know how the new historic protection law affects the Petitioner
- TH - 3.9 of 521 CMR outlines the requirements to review something as historical  
- the submittal of the historic registration (submitted previously by the Petitioner) met those, but just gives an additional argument for variance, and is not an automatic granting of a variance based on historic nature
- DH - read 521 CMR 4.4 into the record; needs to be evidence that it wasn't available and didn't know of it at the time
- CS - two things that thought were new evidence, there is statements about TH leading on the applicant that this would be an easy variance  
- also statements that he made that he was not told when the matter would be reviewed when it was taken under advisement
- DH - would advise TH not to respond since not another hearing, and these are just allegations  
- the Petitioner was told that the matter would be decided later in the day
- MB - still have 30 days to appeal to superior court  
- the Board used their best judgment and analyzed the facts to make their decisions
- DH - need to determine if the information provided is new
- MB - biggest argument is about the packet, and that is not a valid argument since all of the information in the packet is just the information submitted by the Petitioner and put into a packet and numbered

- RG - his argument is with the architect that designed the project and not with the Board
- MB - he built a whole new portion of the building with no accessibility
- TH - question to DH about motion process; does the Board need to take a motion to “reopen” the case
- DH - if anyone files for a motion for reconsideration, need to allow it or deny, do not need a motion to reopen the discussion  
 - if the motion for reconsideration was allowed then could discuss the matter further  
 - but should only be allowed if there are new facts that are relevant to the case
- CS - what about allegations of being led on?
- DH - none of that has a bearing on the Board’s decision rendered
- MB - in order to consider the motion for reconsideration, need to receive something new that was not available at the time of the hearing and is relevant to the argument before the Board
- MB - not reconsider this case, based on 521 CMR 4.4, since evidence was not presented that was new and not available at the time of the original hearing; the only information that was submitted is not new and/or not relevant to the Board discussion regarding the variance request*
- DM - second -carries*

4) Discussion: Intersection of Old Driftway and Stockbridge Road, Scituate (C10-077)

- TH - EXHIBIT letter from Laura Brelsford from MassDOT, April 7, 2014  
 - seeking until July 15, 2014 for completion deadline due to winter weather and moratorium on construction by the Town
- MB - grant an extension to the deadline for completion to July 15, 2014*
- CS - second – carries with MB abstaining*

5) Advisory Opinion: Ayer Commuter Rail Station; Jurisdictional Discussion regarding Parking

- TH - EXHIBIT – March 27, 2014 e-mail from Laura Brelsford of MassDOT; another e-mail from Brelsford on April 11, 2014 with follow-up information  
 - seeking opinion as to if the work done at a property adjacent to the MBTA Commuter Rail Station would trigger work on the Commuter Rail Station
- MB - Montachusett Regional Transit Authority (MART) and the Town of Ayer own a piece of property and are going to improve that property and make it a parking lot for those that use the commuter rail  
 - the piece of property abuts the parcel of land that the MBTA owns  
 - the MBTA is not doing anything, other than saying that people accessing the commuter rail can walk thru their property to access the commuter rail train  
 - nothing about a lease agreement mentioned
- CS - the MBTA owns the Commuter Rail Station, but they are letting the people park on the adjacent property
- MB - but that is property is owned by MART and the Town of Ayer

WW - the properties would have to be combined to make it all one parcel to trigger jurisdiction on the other lot, but they are still two separate parcels

MB - *no obligation for the MBTA to undertake any improvements on their property because MART and the Town of Ayer are improving their adjacent property; however, any improvements done on either property are required to comply with the applicable requirements of 521 CMR*

DM - *second – carries unanimously*

6) Incoming Discussion: Tewksbury Town Hall, 1009 Main Street, Tewksbury (V14-045)

TH - EXHIBIT – submittal from Kaffee Kang, dated April 17, 2014  
- seeking another review of their variance request to remove the existing front entrance ramp  
- the Board previously denied the variance request, and a hearing is pending for June  
- they are installing a new sewer line and they are proposing to demolish the existing ramp  
- they argue that the ramp is in a location that no one currently uses

DM - there is a big “U” in front of the building, the majority of parking spaces are in the back of the building

TH - they are building a bigger parking lot and an elevator tower at the back of the building

MB - they could remove the parking at the front of the building

TH - there is a letter in support of the variance from the Building Department and the Town Manager

DM - that part of Tewksbury is high traffic and no one would really walk to the building

DM - *grant the variance for the removal of the front entrance ramp as proposed, on the condition that parking is removed and that “no parking” signage is installed at the front of the building*

MB - *second – carries with DM, MB and AB in favor and CS and RG opposed*

7) Incoming Discussion: Conversion of Tuell Nursing Home to 4 Condo Units, 92 Franklin St., Melrose (V14-075)

TH - EXHIBIT – photographs and additional e-mail on April 23, 2014 from Brian McAffrey, on behalf of Amelia McAffrey  
- spending over 30%, but no jurisdiction required  
- this variance was previously denied by the Board but they are seeking an additional review  
- Petitioners are just seeking a variance for the removal of the ramp  
- existing ramp does not comply

DM - *grant the variance requested for 521 CMR 3.3.4 for the removal of the existing ramp, based on the fact that the conversion of the building from an assisted living building to 4 unit private residential condominium (per 521 CMR) does not trigger the jurisdiction of the Board*

RG - *second – carries with CS opposed*

8) Incoming: Giuseppe's Italian Restaurant, 257 Low Street, Newburyport (V14-085)

TH - EXHIBIT- variance application and all supplemental information  
- spending over 30%  
- seeking variance for the connecting stair between the two tenant spaces  
- there is seating in the bar/restaurant area, and connected to the take-out area

MB - the new portion is a good room to have a party in, but there is no accessible bathroom in that portion of the restaurant

TH - plumbing code requires a men's and a women's toilet room

*MB - grant the variance for the change in level at the connecting stair between the two spaces, on the condition that the new space also has an accessible toilet room, so that there is an accessible toilet room at both levels; and that there is a priority seating plan for individuals with disabilities to be able to be seated in the existing bar/restaurant area, if the patrons so chose*

*DM - second – carries unanimously*

9) Incoming Discussion: Multiple Tenant Spaces, 430-454 Blue Hill Ave., Boston (V14-054)

TH - previously reviewed and denied four variances for entrances and granted the rest  
- submitted a new plan for improved slopes at the four previously denied entrances  
- EXHIBIT – March 31, 2014 submittal from David Rubinoff regarding new slopes at four previously denied entrances  
- Space #4, was improved from 1:4.1 to 1:7

MB - what is the length of run?

TH - 6' 3"

TH - #2 was improved from 1:5.8 to 1:72  
- #3 was improved from 1:3.8 to 1:7  
- #4 was improved from 1:6.2 to 1:7

MB - what was previously granted?

TH - some as steep as 1:6.9

*MB - grant all four entrance landing slopes, as proposed*

*RG - second – carries unanimously*

10) Incoming Discussion: Summer Street Baptist Church, 1 Summer Street, Nantucket (V14-033)

TH - EXHIBIT - submitted amendment seeking additional time, submitted on April 11, 2014 by Jason Zinser

- seeking to use a 90-degree vertical wheelchair lift (corner-post lift)  
- seeking a time variance for handrails to the stairs to the altar, providing the wheelchair seating locations and installing the proposed 90-degree vertical wheelchair lift  
- propose to start the work by October 2014 and complete by January 1, 2015

*MB - grant as proposed for the requested time variances to January 1, 2015 for all requested items*

*DM - second – carries unanimously*

11) Discussion: Pleasant Street Downtown Improvement Project, Central Business District, Malden (V10-029)

TH - EXHIBIT – submittal from April 8, 2014 from Richard Azzalini, Fay Spofford Thorndike  
- seeking immediate approval for up to 2 year time variance to fix the existing conditions on the sidewalks, which will be noncompliant in some areas after the proposed light project

*RG - grant as proposed, based on the fact that the Petitioners go back to check for settlement every three months starting upon completion of the project*

*DM - second - carries*

12) Incoming: Worcester Medical Center, 123 Summer St., Worcester (C14-015 and V14-097)

TH - EXHIBIT - April 17, 2014 letter of objection to the variance from the Complainant in the matter, Scott Ricker; variance application and all supplemental information  
- seeking a variance to maintain the existing stairs; they were already cited for the violation

*CS - find in favor of the Complainant*

*RG - second – carries unanimously*

MB - also an open staircase?

TH - yes, manmade “mountain”  
- not open risers  
- the whole issue is the winding stairs

*MB - grant the variance requested for the existing winder stairs, excessive cost without substantial benefit*

*AB - second – carries with CS opposed*

13) Discussion: Pentucket Regional High School, 24 Main St., West Newbury (V12-239)

TH - EXHIBIT – submittal of status report from Jeffrey Mulqueen, Superintendent of Pentucket, received April 1, 2014  
- status report and plans for lift required to be submitted with April 1, 2014 status report  
- status report states that construction documents are ready for bidding

*DM - require the submittal of plans by May 15, 2014, or fine hearing*

*MB - second – carries unanimously*

*DM - expedite the decision*

*RG - second – carries*

14) Hearing: Eglise Restauration de la Trinite, 1272 Blue Hill Avenue, Mattapan (V12-112)

WW - called to order at 11 a.m.  
- introduce the Board

Emmanuel Jules, Pastor of Eglise Restauration de la Trinite (EJ)

WW - EJ sworn in  
- EXHIBIT 1 – AAB1-41

EJ - bought the house in 2006, and used the first floor for a church  
- and was proposing to use basement for children of the church  
- did not know about requirements for access, hired architect, but did not get any advisement from architect  
- spent a lot of money on the architect  
- have to stop everything now, but was told when bought the building that it was business zoned and used as a funeral home and was not aware of the requirements for access  
- City has posted the building as closed

- half of the membership has gone to another church because of the notice from the City
- cheapest option for a vertical wheelchair lift would cost \$72,000-\$75,000
- only now 15-20 members
- had to stop the work at the basement
- wants to not open the basement, which would ease the expenses, since would not have to put a vertical wheelchair lift to the basement if it was opened to the public
- lift would have to be built in the back due to the requirement for 4 feet of clearance at the City property line, was originally told that could put the lift at the front by the architect
- now proposing to provide just access to the first floor via a vertical wheelchair lift at the rear, at a cost of \$41,000

WW - funeral home previously  
 EJ - stopped being a funeral home in 1945, was used as a two-family since then  
 - so jurisdiction of this Board is the change of use from private residential to a church open to the public

WW - what were you going to use basement for?  
 EJ - was going to use it for the children of the church, but now just using it for private use and will not be open to the church  
 - so now want to put the lift at the rear of the building, which will cost \$41,000

CS - still going to do the lift to get into the church at the first floor?  
 EJ - yes  
 - but when is that proposed to be put in?  
 - and the lift at the back cannot go to the basement level?  
 EJ - 8 feet to the first floor of the building and another 4 feet down to the basement

CS - how big is the basement?  
 EJ - it was never finished, and only 4-5 kids presently are members of the church

AB - parking at the rear?  
 EJ - yes

MB - if had trouble with architect, they are required to be insured  
 - would it be more cost effective for ramp to just first floor?  
 WW - have to go up 8 feet  
 - just an idea for another option  
 EJ - ramp is not feasible due to change in level and lack of available space  
 - just thought if there was enough land

KS - Petitioner is seeking time for the access to the first floor to be provided

WW - how much time are you looking for?  
 EJ - 6 months should be ok to start and another couple of months to complete, but may need longer for the weather

*MB - grant a time variance to May 1, 2015 for the installation, inspection and verification of completion of the proposed compliant vertical wheelchair lift to the first floor, with the understanding that the basement will not be open to public.*

*DM - second – carries unanimously*



15) Discussion: Verco Building, 46 Eastman St., Easton (V10-174)

TH - came to the Board for platform dimension relief for a vertical wheelchair lift for a second-floor tenant  
- tenant never went into the building  
- order is now in place that second floor cannot be used  
- EXHIBIT – April 25, 26 and April 4 letters from John Campbell of Campbell Associates Architects  
- letter sent apologies to the Board for not attending the February 10, 2014 hearing  
- owner of the building is elderly and now there is a person that is looking to lease the second floor  
- visiting nurse group is the proposed tenant, but the architect states that they are not open to the public  
- never got an affidavit (as requested) regarding the second floor proposed tenant being an employee-only space  
- spoke with Mark Trivett, Easton Building Inspector, and there is no record of the second floor occupancy  
- original proposal was for a timeframe to put the lift in, but architect has now stated that there is a beam in the way and will have to rebuild the stairs to put the lift in

MB - so now the argument is that it is technologically infeasible

TH - they want to sign the lease on May 1, 2014 for the second floor space  
- but need an affidavit from the company proposing to use the second floor

*CS - reiterate prior order that there is no use of the second floor, unless and until we receive a sworn affidavit from the proposed second floor tenant that they will not be open to the public or a vertical wheelchair lift is installed*

*RG - second – carries*

*DM - expedite*

*MB - second – carries*

16) Incoming: Proposed Walgreens, 620 Washington St., Boston (V14-096)

TH - EXHIBIT – variance application and all supplemental information  
- no partial application done, but do state that all work will comply except the interior vestibule of the entrance door, which will slope 3% (instead of the required maximum of 2%) and will have automatic doors

*MB - grant as proposed*

*DM - second - carries*

17) Discussion: River Street Bridge Curb Cuts and Sidewalks, Cambridge/Boston (V13-288)

TH - EXHIBIT – April 14, 2014 letter and plans from Bob Hajjar, Project Manager from Hardesty and Hanover  
- proposal for best possible slopes and handrails  
- can review now, or at May 12, 2014 hearing

*CS - move to May 12, 2014 for review, since the documentation is so detailed*

*DM - second – carries*

18) Incoming Discussion: Norton High School, 66 West Main Street, Norton (V14-027)

- TH - EXHIBIT – March 21, 2014 submittal from Petitioners
- the Petitioners asked that it to be reviewed again by the Board
  - at the April 7, 2014 meeting, the Board voted to accept the proposed accessible seating locations, with the exception of the front row, which was required to be moved so that the accessible wheelchair seating locations were shoulder-to-shoulder with their adjacent companion seats
- MB - pictures show that they did not provide shoulder-to-shoulder at the front row of seating
- DM - maybe submit photographs showing different types of wheelchairs at the front row of the seating?
- MB - they designed it this way

**RG left the room**

- MB - previously stated that the companion seats need to be shoulder-to-shoulder
- just need to move two seats, unless they can show that they are shoulder-to-shoulder

*MB - reconfirm prior decision, and clarify that the companion seats must provide shoulder-to-shoulder alignment with the wheelchair seating locations*

*DM - second –*

*MB - completed and verified by September 1, 2014*

- carries unanimously

19) Incoming Discussion: Bostonia Restaurant, 131 State Street, Boston (V14-026)

- TH - EXHIBIT – e-mail and plan submitted by Michael Vaughn, one of the restaurant owners (April 15, 2014); April 14, 2014 e-mail from Kathryn Quigley of Boston Commission on Disability in opposition to the newly proposed route to the restaurant
- hearing requested, but have not scheduled a hearing since cannot get them before the Board until July, and the originally proposed lift will most likely be completed by then
  - now the owners are seeking to allow a new concept for an accessible path of travel which cuts through the kitchen (a Board of Health violation)
  - propose to install the lift as soon as possible
  - they are seeking the Board to approve the occupancy of the upper level prior to the installation of the lift

*CS - reiterate and maintain the prior order that cannot use the second floor until the proposed compliant incline wheelchair lift is installed and inspected*

*MB - second – carries unanimously*

20) Incoming: New England Conservatory of Music, 241 St. Botolph St., Boston, (V14-095)

- TH - EXHIBIT- variance application and all supplemental information

- spending over 30%
- seeking variances for one stepped entrance into the existing historic building entrance
- building new tower that will house dorms and connect to the old building
- EXHIBIT – April 24, 2014 email from Kathryn Aldrich and Carl Richardson, both in support of the variance application on the condition that the new entrance is well lit, complies with the applicable requirements of 521 CMR, and that there will be directional signage

*MB - grant the variance for the one entrance, as proposed, based on technological infeasibility and the historic nature of the entrance in question*

*DM - second – carries unanimously*

### **RG now present**

#### 21) Incoming: New England Conservatory of Music, 241 St. Botolph St., Boston, (V14-095) – cont'd

- TH - also seeking relief for existing stair nosings and handrails
- seeking to maintain interior handrail and proposing compliant wall-mounted handrails

*DM - grant variance for the existing stair nosings and stair handrails as proposed (conditional upon the installation of compliant wall-mounted handrails)*

*AB - second – carries unanimously*

#### 22) Incoming Discussion: 6 New Condos, 215 Athens St., South Boston (V14-057)

- TH - EXHIBIT – two plans submitted on April 3, 2014 by Ryan Connelly, prepared by Niles Sutphin
- new proposal for vertical wheelchair lift location
  - lift now proposed in the front lobby, where the mail is also located, and will create access to the two first floor units
  - seeking approval of the plan to allow permits to be issued to start the work

*MB - accept plan SK-3 and require that it be implemented and that the proposed vertical wheelchair lift be installed and inspected prior to the issuance of occupancy permits*

*AB - second – carries unanimously*

*DM - have Tom follow-up with owner*

*MB - second – carries unanimously*

#### 23) Incoming: LaBoure Building, Stewart Carney Hospital, 2021 Dorchester Ave., Dorchester (V14-092)

- TH - EXHIBIT – variance application and all supplemental information
- received e-mail from Laura Wernick on April 4, 2014, which stated that she made a mistake in the jurisdictional analysis; they are not spending over 30%, they are only spending \$100,000 and have an accessible entrance and an accessible toilet room, per the requirements of 521 CMR 3.3.1b

*DM - no variance is required based on the jurisdiction of the Board, since the Petitioner is meeting the applicable requirements*

AB - second – carries unanimously

**Break for lunch**

**Upon return - All present with the exception of MB**

24) Hearing: Town Hall, 9 Main Street, West Stockbridge (V13-330)

- WW - call to order at 1 p.m.  
- introduce the Board

Jim Hardwood, Architect (JH)

Robert Salerno, President of the West Stockbridge Historical Society (RS)

- WW - both sworn in  
- EXHIBIT 1 – AAB1-25

- TH - Board packet sent out prior to hearing, and on April 23, 2014 received 11” x 17” plan submitted by Jim Hardwood  
- this plan is also represented in one of the boards

- WW - accept the April 23, 2014 plan submitted by Jim Hardwood as EXHIBIT 2

**MB now present**

- RS - 1305 people live in West Stockbridge year-round, in the summer the population swells to 2500 because of the adjacent vacation spots in The Berkshires  
- the building in question was built in the 1800’s and used for multiple functions, including the Town Hall  
- in the mid 1990’s the elementary school became available and town offices moved to elementary school, making the use of the historic Town Hall redundant  
- the building was bought by the West Stockbridge Historical Society for \$1 when the Town sold the building  
- membership was rebuilt to 240 members for the Historical Society  
- the Historical Society received grants to get architects to review possible renovations for the building  
- this building is a center piece of town

- JH - building at the upstairs is close to original state  
- a portion of the lower floor was used as a police station  
- there is an existing steep hill between rear parking and the building  
- an addition is proposed which will include the construction of a new tower which would include accessible men’s and women’s rooms and an elevator; creating another “main” entrance at the rear of the building

- 4 doors at the front, one goes into a stairwell up to the second floor and the other 3 go into the main three portions of the first floor
- all monies for this project are based on fundraising, which is the reasoning for some of the time variances

WW - what is part of the time variance?

- JH
- approximately one million worth of work required
  - Phase 1 was site work; Phase 2 was making the building weather-tight
  - the bulk of the work in the next phases is the addition

JH

- one way that the group raises money is by holding events within the building
- estimating that the addition will be completed 2-4 years from now, hence the five year time variance requested
- at the end of this year, there will be an accessible entrance through the emergency exit at the second floor, creating access into the building at the second floor
- want to complete the access upgrades as soon as possible

JH

- opening date is May 23, 2014, so seeking until May 23, 2019 for time to create the interior vertical access via the proposed addition

JH

- doors at the front entrance are 4 feet wide, but since double-leaf doors will put in auto-openers
- that work to the entrance door can be done within a year

CS

- is the building in use, other than fund raising events?

JH

- no, only certain fundraising events held there

CS

- will the entrance work be done by this year's opening day?

JH

- no

RS

- Town is in the process of redoing the main street with sidewalks and curbs
- the Town has proposed new sidewalks that will be done perhaps next spring
- need to sequence the construction of the front entrances with the sidewalk work

CS

- entrance is first priority in phasing

JH

- yes

RS

- most of the events are held on the second floor

JH

- there will be the bridge entrance to access the second floor, which will be done by the opening event
- although it does not create access to the first floor

CS

- when will the entrances at the front be done?

JH

- will propose fall of 2015, but hoping for fall of 2014

- how often is the building in use?

- JH - 6 events a year held  
- propose completion date of 11/1/15 for the entrances
- CS - what about a temporary ramp?  
JH - there is a plywood ramp currently, but it does not comply  
- could also rent a ramp
- MB - why not make all of the doors at the front of the building accessible?  
JH - only the door that is centrally located is used
- RG - fixed seating provided at the second floor? And access to the stage provided?  
JH - no fixed seating, all folding seats provided at the second floor  
- currently no access to the stage, but are proposing a lift to the stage  
- the lift is proposed to be provided to the stage within the 5 year plan
- RG - so they will have a route into the second floor, and movable seating, but will need a time variance for the access to the stage?  
JH - yes
- MB - could have policy in place for stage use and that a function/performance shall be moved to the floor if a participant is unable to access the stage in the interim
- CS - *grant the variance for the lack of access at two of the front first floor entrances (521 CMR 25.1 and 26.4), on the condition that the other two entrances are made compliant by November 1, 2015; no event shall be held downstairs, unless portable temporary ramps are provided, with the proposed temporary ramp specs be sent to the Board by June 1, 2014. The variance is for this use only*
- MB - *second – based on excessive cost without substantial benefit to persons with disabilities – carries unanimously*
- MB - *temporary directional signage submitted by June 1, 2015, along with the information regarding the temporary ramp*
- RG - *second – carries unanimously*
- JH - AAB15, stairs behind entrance #1  
- stairs are steep and nosings are large  
- have not looked into cost of replacing stairs because of the historic significance  
- could probably not fit a compliant stairway into the existing space, due to the need to extend the existing stairs  
- this stair is not part of the egress route, there are two other means of egress from the second floor  
- would like to use the stair as a path of travel for events at the second floor
- AB - how much do the nosings hang over?

JH - a little different at each stair, projects a little bit more than 1 ½”

MB - height of railings above the stairs?

JH - 33”

RG - another handrail at the stair?

JH - yes, and it returns to the wall, just does not comply with height and graspable surface requirements

*DM - due to the historic fabric of the stairway, grant the variances for 521 CMR 27.3, 27.4.1, 27.4.2, 27.4.3, 27.4.4 and 27.4.8 for the existing handrails to remain*

*MB - second – carries unanimously*

WW - time variance request?

JH - five years to get the work done, or can come back and request an extension if the date for compliance is issued sooner and we know we can’t meet it as it approaches

CS - since vertical access is proposed to not be provided until 2019, directional signage is critical

JH - bathrooms are currently not accessible and barely functional at the first floor

CS - would like the accessible toilet room at the second floor to be priority

MB - can’t because it is part of the addition

JH - they have been fundraising for the past 5 years

MB - when we make a motion, need an accommodation plan for the use of the stage at the second floor

*MB - grant the time variance to May 23, 2019 for the lack of full access as proposed (directional signage, access to the second floor prior to first second floor fundraising event, proposal for portable ramp, etc.), on the condition that the proposed plan for full access (per the installation of the addition) is completed by that time; on the condition that fundraising and project status report submitted by June 1, 2015, 2016, 2017 and 2018 and on December 1, 2018 a final report is submitted; policy regarding the lack of access to the stage, be submitted by June 1, 2014, outlining how people will be accommodated if they are unable to access the stage;*

*DM - second – carries unanimously*

**DM left the room**

25) Hearing: Town Hall, 9 Main Street, West Stockbridge (V13-330) – cont’d

MB - reopen

CS - second – carries unanimously

MB - forgot to add the incentive that the occupancy permit will expire on May 24, 2019 unless the accessibility obligations have been met and verified as such (via a submittal to the Board) prior to the May 23, 2019 deadline

CS - second – carries unanimously

**DM now present**

**MB no longer present, Jeffrey Dougan (JD) sitting as Designee for Massachusetts Office on Disability in her absence**

26) Hearing: Arrowhead Museum, 780 Holmes Road, Pittsfield (V13-316)

WW - called to order at 2:10 p.m.  
- introduce the Board

Robert Harrison, Harrison Design Associates (RH)

WW - RH sworn in  
- EXHIBIT 1 – AAB1-67

RH - seeking a time variance  
- initial project was done 2-3 years ago  
- indicated as spending \$100,000  
- both the architect and the building department missed the requirement for accessible entrance and toilet room, per 521 CMR 3.3.1b  
- seeking time variance for one of the two triggers, seeking time for one of the two bathrooms within the main building  
- they are currently in the process of installing two accessible toilet rooms in another building, “the barn”  
- they are installing an accessible entrance at the main building as well  
- they have spent all of the money that they have had, the next project is the accessible toilet room at the main building  
- seeking time variance for accessible toilet room at the main house

TH - based on the previous work that was done, sloped up to the entrance so variances not required for ramp handrails, since the slope falls under the exemptions of 521 CMR 24.2.2

RH - \$56,000 shown on the most recent letter is not part of the work at the main building  
- and design fees also noted in the submitted letter, which is not part of the work

CS - bathrooms within the barn almost done?

RH - yes, they will be done this summer  
- but there will be an accessible entrance to the main building this summer, so will be able to go outside to get to the barn accessible toilet rooms (men’s and women’s)

JD - can access entire campus with museum pass?

RH - yes, and events held in the barn, which is why the toilet rooms in that building were the priority



- CS - *grant the 2 year time variance to July 1, 2016 for the completion of the accessible toilet rooms at the main house, on the condition that the barn accessible toilet rooms are completed and verified as such by July 1, 2014 and the entrance to the main building is completed and verified by June 1, 2015*
- DM - *second – carries unanimously*

27) Incoming: Commercial Building, 606 North Avenue, Wakefield (V14-076)

- TH - EXHIBIT – additional information submittal from Blaise Laporta, on April 24, 2014
- original variance request was denied at the last meeting
  - proposing addition at the rear with a vertical wheelchair lift to the first floor hair salon; air condition business at second floor (seeking no access to the second floor space), with conference room proposed at the first floor for use by the air condition business
  - they actually need a variance to the front entrance as well, initial variance was for lack of vertical access only
  - seeking a variance for the front entrance (521 CMR 25.1)
  - state road runs along the front of the building and no sidewalk along the street at the front of the building
  - parking for the businesses is at the rear, adjacent to the proposed addition

DM - *reopen the matter*

AB - *second – carries with JD abstaining*

DM - *grant the variance for 25.1 for the front entrance*

JD - *second – carries unanimously*

DM - *rescind the previous decision to deny the variance to 521 CMR 28.1, regarding the lack of access*

RG - *second – carries with JD abstaining*

DM - *grant the variance for the lack of access to the second floor (521 CMR 28.1), on the condition that the vertical wheelchair lift is installed as proposed to the first floor and that the first floor conference room is available for the second floor tenants upon request*

JD - *second –*

CS - *need to be available for this use only and the conference room shall be readily available*

DM - *will accept for this use only, but don't need additional language about the conference room always being available,*  
*- carries unanimously*

**CS left the room**

28) Discussion: Double-Tree Hotel, 50 Ferncroft Road, Danvers (C14-011)

TH - EXHIBIT – letter submitted on April 4, 2014, by Dennis Ganon, Assistant General Counsel for DoubleTree  
- proposing various dates to comply with the stipulated order of the Board

*DM - accept the plan as stated in the letter from Ganon*

*RG - second – carries with JD abstaining*

29) Incoming Discussion: Queset House, Ames Free Library, 51 Main St., North Easton (V13-111)

TH - EXHIBIT – March 26, 2014 submittal by architect James Thomas  
- seeking to amend original variance; seeking variance for the lack of compliant 18” latch pull side

*DM - grant as proposed, on the condition that the doors in question are kept open during hours that the building is open*

*AB - second – carries unanimously*

TH - secondary exit door, that does not have compliant 18” pull side clearance

*DM - grant on the condition that an automatic door opener is provided*

*RG - second – carries unanimously*

**CS now present**

30) Incoming Discussion: The Brick Store, 5 Johnson Street, North Andover (V14-084)

TH - previously continued this variance request to have the Petitioners submit more information  
- EXHIBIT - April 15, 2014 submittal from Julianna Hoch, clarifying that the work performed is in fact over 30% of the value of the tenant space; therefore triggering compliance for the building owner at all public and common use spaces per 521 CMR 3.7 and 3.3.3.  
- now need variance for 29.2.3 for the newly proposed porch  
- also seeking variances for other entrances into the building  
- EXHIBIT – April 16, 2014, received submittal from Julianna Hoch regarding the fact that the building is listed on the national register of historic places

*JD - grant the variance for the lack of access to the takeout window (521 CMR 29.2.3), on the condition that the main entrance to the ice cream store is open and available at all times that the take-out window is open*

*DM - second – carries with CS opposed*

JD - other issue would be bridging over the fire escape to create access to the proposed take-out window

TH - also seeking variances for two of the first floor front entrances

*JD - grant the variance for 521 CMR 25.1, on the condition that there is directional signage posted at the inaccessible entrances*

*DM - second – carries unanimously*

*JD - have TH inquire about the use of the second floor and report back to the Board*

*DM - second – carries unanimously*

31) Incoming: Central Congregational Church, 2 Webster St., Middleboro (V12-009)

TH - EXHIBIT – April 22, 2014 submittal of letter and pictures regarding compliance from Robert Mather  
- pictures are of the completed work at the entrance and ramp, per the previous order of the Board

*DM - accept the pictures of compliance as meeting the order of the Board; case is closed*

*JD - second – carries unanimously*

32) Advisory Opinion: Endodontic Health PC, 555 Bedford St., Bridgewater

TH - EXHIBIT- Submittal of affidavit and color-coded plan of the space (identifying the employee-only areas of the building) on April 23, 2013, Stephen Delimere  
- Opinion is regarding Suite 3 of second floor  
- affidavit states that the tenant space at the second floor will only be used by paid employees of the endodontic office

*DM - accept the affidavit and have it registered with Registry of Deeds for the building in question*

*JD - second – carries unanimously*

**DM no longer present**

33) Incoming: New 15 story hi-rise, 22 Water Street, Cambridge (V14-090)

TH - EXHIBIT – variance application and all supplemental information  
- seeking variance to provide shallower sinks meeting requirements of 521 CMR 43.3.2, upon request of tenant; proposing installation of deeper sinks during construction

*JD - grant the variance for the depth of the sinks (521 CMR 43.3.2), with understanding that the compliant shallow sinks are in stock and are available to be installed upon request at no cost to the tenant, with language regarding this accommodation outlined in the lease*

*RG - second – carries unanimously*

34) Hearing: Colby Hall and Chapel, 141 Herrick Road, Newton (V13-328)

WW - called to order at 3 p.m.  
- introduce the Board

Nelson Liu, Schwartz/Silver Architects (NL)

WW - NL sworn in  
- EXHIBIT – AAB 1- 39

- NL
- contracted by Boston Psychoanalytic Society and Institute (BPSI), to do the work at Colby Hall and the Chapel on this property
  - small staff of 5 people that occupy the building on a regular basis
  - Colby Hall was built in the 1860's
  - Chapel was originally a library chapel and now proposing to use it as a library space
  - undergoing renovation of the building to bring it up to compliance with the mechanical systems; electrical systems and fire protection systems
  - proposing elevator to the first, second and third floors, as well as the basement
  - former tenant (as of 5-6 years ago) was DHR, which occupied the building working in the lower level
  - proposing to lower a portion of the basement to make it habitable by creating legal head height at the basement and creating walk-out from the basement
  - providing accessible toilet rooms at the basement level
  - providing one accessible and one inaccessible toilet room at the second and third floor, no bathrooms at the first floor
  - also proposing to adjust some of the grading at the grounds and modify door thresholds to bring them into compliance with the requirements of 521 CMR
  - building is listed on the national register and is in a historic district
  - AAB19, variance for 26.6.3, regarding the basement door at the west side of the building
  - areaway stair is currently below a bulkhead door, Petitioners are reworking this stair to make it compliant
  - no occupiable space proposed at the basement level, other than the toilet rooms, and storage and mechanical spaces
  - Petitioners are providing means of egress through areaway at the rear
  - all the doors are on hold-open and will be closed upon a trigger of the fire alarm
  - Petitioners are seeking a variance for basement door B09.3E (in its modified state), since it will not be able to provide the required pull-side clearance at the exterior

CS     - *grant variance for 26.6.3, for the lack of pull side clearance at the exterior side of basement door B09.3E*

AB     - *second – carries unanimously*

- NL
- library door 108.1 at the interior side of the library is a door leading to the exit door,
  - it is second means of egress out of the library
  - seeking a variance for the lack of push side clearance

CS     - *grant the variance for 26.6.4 for the lack of push side clearance at the interior side of the library door 108.1, leading to exit door*

JD     - *second- carries unanimously*

- NL
- also seeking a variance for lack of compliant distance between two doors in a series at doors 108.1 and 108.E
  - these doors are used as exits only

*JD - grant the variance for 521 CMR 26.7, regarding the lack of compliant distance between two doors in a series at doors 108.1 and 108.E*

*RG - second – carries unanimously*

NL - variance for 26.4 sought due to the lack of compliant width at double-leaf doors (library entry/exit door 108.2), proposing automatic door openers

*JD - grant on the condition install automatic door openers as proposed*

*RG - second – carries unanimously*

NL - existing stair handrails; proposing compliant wall-mounted handrails  
- seeking variance for interior noncompliant handrails for all existing stairs

*AB - grant as proposed, on the condition that compliant wall-mounted handrails are installed*

*JD - second – carries unanimously*

NL - stair nosings at existing stairs  
- bull nose does not meet the dimensional requirements of 521 CMR 27.3

JD - are the stairs historic?

NL - will be removing the carpeting and putting abrasive strip at the edge of the stairs  
- three different scotia areas that create an angle

*JD - grant as proposed*

*CS - second – carries unanimously*

NL - only one accessible means of egress out of the library  
- seeking variance for only one accessible means of egress, proposing interior area of rescue assistance that will be submitted to fire department

*JD - grant on the condition that compliant accessible emergency egress signage posted*

*AB - second – carries unanimously*

35) Discussion: Wellesley College, Schneider Center Renovation, Variance and request to start adjudication

TH - EXHIBIT – April 25, 2014 letter from Amy Prang  
- spent over 30%, only renovated half of the building, and now realize that they were wrong with their analysis that it was two separate buildings  
- can the Board allow the occupancy for the renovated half of the building, based on the fact that they will submit a variance application by May 30, 2014  
- need an additional \$1.7-2 million to do the work at the other side of the building  
- the building is a student center

- JD* - allow the issuance of a temporary certificate of occupancy, on the condition that a variance application is submitted by May 30, 2014, on the condition that they submit the variance application for the issues at the other side of the building, as well as further discussion regarding other buildings on the Wellesley College Campus
- AB* - second – carries unanimously

36) Discussion: Minutes and Decisions from April 7, 2014

- KS* - changed the submittal date for Norris St. decision and Lancaster Community Center change of date for deadline in elevator and submittal date
- CS* - accept the amendments and approve the decisions and minutes from April 7, 2014
- AB* - second – carries with *JD* abstaining

37) Incoming: Proposed Off-Site Sidewalk, 16 South Main St., Millbury (V14-061)

- TH* - previously continued for more information regarding dimensions of cross slope  
- exceeds the 2% slope  
- EXHIBIT – April 15, 2014 from Brian Miliscipe regarding proposed slopes at the driveway  
- proposed 5.5% running slope and cross slope will be 18%  
- residential area sidewalk, Town project  
- if the slope is brought into full compliance will cause cars going into the driveway to bottom-out
- CS* - grant based on technological infeasibility
- AB* - second – carries with *JD* opposed

38) Incoming: Education First, 8 Education Street, Cambridge (V14-094)

- TH* - EXHIBIT – variance application and all supplemental information  
- new construction  
- proposed stair with winders as decorative stair in the common area, with adjacent elevator  
- also egress compliant stairs provided
- CS* - new stairs in a new building, should comply in full and not be a tripping hazard
- JD* - deny the variance requested
- RG* - second – carries unanimously

39) Incoming Discussion: 64-66 Central St., Milford (V14-086)

- TH* - EXHIBIT – AAB1-1.1E and AAB1-1.1F plans submitted by Wendy Beltramini-White on April 14, 2014  
- new plans show slope of 1:10 for one ramp; and other has 1:12 slope and goes across the driveway and beyond the end of the building  
- previously approved a plan and ordered change of swing of the door
- JD* - reaffirm the previous decision of the Board for the installation of AAB1-1.1D and change of the swing of the door
- RG* - second – carries unanimously

40) Discussion: Subcommittee Code Change regarding alarm proposal

TH - submittal from Robert Kinder of Talon Solutions, Inc. regarding fire extinguisher cabinets alarm devices that deter the blocking or removal of a fire extinguisher  
- it is a piece of equipment proposed  
- subcommittee voted to not entertain this option, based on the fact that it would be the endorsement of a product

AB - *write a letter stating that the Board will not accept this proposed amendment to 521 CMR 40.*  
RG - *second – carries with JD and CS abstaining*

41) Discussion: Vote for Kathryn Aldrich (Quigley) regarding Kristen McCosh's position on the Subcommittee of Regulations

TH - received an April 16, 2014 e-mail from Kristen McCosh asking if Kathryn could be appointed as a member of the Subcommittee or act as designee in her place at the subcommittee on regulations

AB - *have Kathryn Aldrich (Quigley) be the official designee for Kristen McCosh in her absence at subcommittee on regulation meetings; thereby giving Ms. Quigley ability to cast votes in Ms. McCosh's absence*  
JD - *second – carries unanimously*

42) Incoming: Cambridge Montessori School, 129 Sherman Street, Cambridge (V14-089)

TH - EXHIBIT – variance application and all supplemental information  
- proposing 72" by 84" for unisex accessible toilet room; 521 CMR 30.7 requires 72" by 90" for overall interior room dimensions

JD - *grant as proposed, in accordance to the fully accessible bathroom plan provided*  
AB - *second – carries unanimously*

43) Incoming: Concord Acton Squash Club, 29 Knox Trail, Acton (V14-087)

TH - EXHIBIT – variance application and all supplemental information  
- addition in 2000 provided vertical wheelchair lift to the upper level for the viewing area and daycare  
- the key to operate the vertical wheelchair lift was ordered to be removed, so now they just want to remove it  
- Danny Factor of the Acton Commission on Disability, seeking additional time to have the Acton Commission on Disability review the matter, which would result in the variance application not being voted on by the Board until June 2<sup>nd</sup>

RG - *deny the variance requested*  
JD - *second – carries unanimously*

44) Incoming Discussion: Woburn Housing Authority, Wayne Avenue Project, Warren Avenue, Woburn (V13-322)

TH - made decision to grant but held the decision until we received the plans and the date by which time they were going to create the proposed Group 2A units  
- presented plans of the proposed Group 2A units on 3/24/14, but still no date proposed for the work to be done  
- EXHIBIT – plans for Group 2A unit and date for compliance, submitted via e-mail from Ray Guertin, architect for the housing authority on April 25, 2014  
- seeking until January 1, 2015 to complete the work at the proposed two Group 2A

AB - *accept the proposal for January 1, 2015 completion of the two Group 2A units at the Campbell Street complex*

*JD - second – carries unanimously*

45) Incoming: New Behavioral Health Center, 581 Faunce Corner Road, Dartmouth (V14-088)

TH - EXHIBIT – variance application and supplemental information  
- brand new construction  
- seeking variance for removable shower seats and detachable shower fixtures, based on the safety hazards posed and the fact that all patients are monitored in the shower and can be assisted with the installation of a removable extendable shower head or a removable shower seat

*JD - grant as proposed, on the condition that the removable shower heads and shower seats are available*

*AB - second – carries unanimously*

46) Incoming: Mass Audubon Society at Drumlin Farm, 208 South Great Road, Lincoln (V08-026)

TH - EXHIBIT – new submittal as amendment to existing case – Submitted on April 4, 2014 by Stewart Weinreb  
- previous variance for trails, this is the next phase of the facility work on the property  
- seeking variances for multiple items

*JD - hearing*

*AB - second – carries unanimously*

47) Incoming: Lincoln Village, 134 Country Club Boulevard, Worcester (V14-093)

TH - EXHIBIT – variance application and supplemental information  
- built in the 1970's  
- seeking variances for distribution of accessible units

*JD - hearing*

*RG - second – carries unanimously*

48) Incoming: WB Mason Office Supplies, 59 Centre Street, Brockton (V14-091)

TH - EXHIBIT – variance application and supplemental information  
- renovation project  
- spending over 30%  
- primary requests are for stairs, handrails heights, extensions, surface, treads and risers, and 20.11.2b

*CS - move to the next meeting*

*JD - second – carries with AB abstaining*

49) Incoming: Saint John the Baptist Parish Church, 19 Chestnut St., Peabody (V14-070)

TH - previously voted to continue the matter to do a partial application analysis  
- EXHIBIT – April 17, 2014 submittal of property cards, from Philip Kritikos  
- still no analysis done in regards to 521 CMR 3.7

*JD - continue discussion to May 12, 2014, provide more clarity on analysis*

*RG - second – carries unanimously*

50) Discussion: Cambodian Mutual Assistance Association in Lowell



TH - EXHIBIT – letter from Cambodian Mutual Assistance Association in Lowell, dated April 25, 2014 by Joanne Alvarez

- seeking occupancy permit this week for newly renovated first floor space
- still actively seeking tenants for second floor and basement level
- proposing to submit variance by May 30, 2014 for review on June 16, 2014
- seeking allowance of temporary CO for second floor and basement level

JD - *grant the temporary certificate of occupancy for second and basement level floor, on the condition that variance application be submitted by May 30, 2014 to be reviewed on June 16, 2014 with the understanding that they must comply with the order of the board to maintain the temporary occupancy permit*

AB - *second – carries unanimously*

- End of Meeting -

### EXHIBITS:

- DoubleTree Hotel, 50 Ferncroft Road, Danvers (C14-011) – Letter submitted on April 4, 2014, by Dennis Ganon, Assistant General Counsel for DoubleTree
- Service Barn / Drumlin Farm Wildlife Sanctuary, 208 South Great Road, Lincoln (V08-026) – New submittal as amendment to existing case; Submitted on April 4, 2014 by Stewart Weinreb
- Commercial Building, 42 Merrimac Street, Newburyport (V13-276) - Motion for Reconsideration by Petitioner (dated April 1, 2014), Robert Finneran; additional submittal from Finneran on April 24, 2014 via e-mail and fax
- Queset House, Ames Free Library, 51 Main Street, North Easton (V13-111) - March 26, 2014 submittal by architect James Thomas
- Pentucket Regional High School, 24 Main Street, West Newbury (V12-239) - submittal of status report from Jeffrey Mulqueen, Superintendent of Pentucket, received April 1, 2014
- 430-454 Blue Hill Avenue, Boston (V14-054) - March 31, 2014 submittal from David Rubinoff seeking another review of the four variances that were previously denied
- Conversion of Tuell Nursing Home to Residential Condos, 92 Franklin Street, Melrose (V14-075) - photographs and additional e-mail on April 23, 2014 from Brian McAffrey, on behalf of Amelia McAffrey
- 6 New Condo Units, 215 Athens Street, South Boston (V14-057) - two plans submitted on April 3, 2014 by Ryan Connelly, prepared by Niles Sutphin
- Proposed Off-Site Sidewalk, 16 South Main Street, Millbury (V14-061) - April 15, 2014 submittal from Brian Milisci regarding proposed slopes at the driveway
- 64-66 Central Street, Milford (V14-086) - AAB1-1.1E and AAB1-1.1F plans submitted by Wendy Beltramini-White on April 14, 2014
- The Brick Store, 5 Johnson Street, North Andover (V14-084) - April 15, 2014 submittal from Julianna Hoch, noting that over 30%
- St. John the Baptist Parish, 19 Chestnut Street, Peabody (V14-070) - April 17, 2014 submittal of property cards, from Philip Kritikos
- Tewksbury Town Hall, 1009 Main Street, Tewksbury (V14-045) - submittal from Kaffee Kang, April 17, 2014
- Central Congregational Church, 2 Webster Street, Middleboro (V12-009) - April 22, 2014 submittal of letter and pictures regarding compliance from Robert Mather

- Worcester Medical Center, 123 Summer Street, Worcester (C14-015 & V14-097) - April 17, 2014 letter of objection to the variance from the Complainant in the matter, Scott Ricker; variance application and all supplemental information
- Curb Cuts and Sidewalks at River Street Bridge, Boston/Cambridge (V13-288) - April 14, 2014 from Bob Hajjar, Project Manager from Hardesty and Hanover
- Bostonia Restaurant, 131 State Street, Boston (V14-026) - e-mail and plan submitted by Michael Vaughn, one of the owners (April 15, 2014); April 14, 2014 e-mail from Kathryn Quigley of Boston Commission on Disability in opposition to the installation of lift
- Norton High School, 66 West Main Street, Norton (V14-027) - March 21, 2014 submittal from Petitioners
- Summer Street Baptist Church, One Summer Street, Nantucket (V14-033) - submitted amendment seeking time, submitted on April 11, 2014 by Jason Zinser
- Sidewalks at Central Business District, Malden (V10-029) - submittal from April 8, 2014 from Richard Azzalini, Fay Spofford Thorndike
- Curb Cuts at Old Driftway and Stockbridge Road, Scituate (C10-077) - letter from Laura Brelsford from MassDOT, April 7, 2014

#### New Incoming Case Review:

- Giuseppe's Italian Restaurant, 257 Low Street, Newburyport (V14-085) : Variance application and all supplemental information attached
- Concord Acton Squash Club, 29 Knox Trail, Acton (V14-87) : Variance application and all supplemental information attached
- Behavioral Health Center, 581 Faunce Corner Road, Dartmouth (V14-088) : Variance application and all supplemental information attached
- Cambridge Montessori School, 129 Sherman Street, Cambridge (V14-089) : Variance application and all supplemental information attached
- Existing Apartment Building, 22 Water Street, Cambridge (V14-090) : Variance application and all supplemental information attached
- WB Mason Office Supplies, 59 Centre Street, Brockton (V14-091) : Variance application and all supplemental information attached
- Laboure Building, Steward Carney Hospital, 2120 Dorchester Avenue, Dorchester (V14-092) : Variance application and all supplemental information attached
- Lincoln Village Community, 134 Country Club Boulevard, Worcester (V14-093) : Variance application and all supplemental information attached
- Education First, 8 Education Street, Cambridge (V14-094) : Variance application and all supplemental information attached
- New England Conservatory of Music, 241 St. Botolph Street, Boston (V14-095) : Variance application and all supplemental information attached
- Walgreens # 15468, 620 Washington Street, Boston (V14-096) : Variance application and all supplemental information attached
- Saint Vincent Hospital, 123 Summer Street, Worcester (V14-097) : Variance application and all supplemental information attached

#### Matters not reasonably anticipated 48 hours in advance of meeting

- Commercial Building, 606 North Avenue, Wakefield (V14-076) : EXHIBIT – additional information submittal from Blaise Laporta, on April 24, 2014

- Woburn Housing Authority, Wayne Avenue Project, Warren Avenue, Woburn (V13-322) : EXHIBIT – plans for Group 2A unit and date, via e-mail from Ray Guertin, architect for the housing authority, on April 25, 2014